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HUD Challenge

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HUD Challenge, the official Departmental magazine, is published monthly by the Office of Public Affairs of the U.S. Department of Housing and Urban Development. Use of funds for printing was approved by the Director of the Bureau of the Budget, May 19, 1970. It serves as a forum for the exchange of ideas and innovations between HUD staff throughout the country, HUD-related agencies, institutions, businesses, and the concerned public. As a tool of management, the magazine provides a medium for discussing official HUD policies, programs, projects, and new directions. **HUD Challenge** seeks to stimulate nationwide thought and action toward solving the Nation's housing and urban problems. Material published may be reprinted provided credit is given to **HUD Challenge**. Subscription rates are \$6.00 yearly domestic, and \$7.50 for foreign addresses. Paid subscription inquiries should be directed to: Superintendent of Documents, Government Printing Office, Washington, D.C. 20402. Manuscripts concerning housing and urban development are welcome. Send all editorial matter to: Editor, **HUD Challenge**, Room 4282, Department of Housing and Urban Development, Washington, D.C. 20440.

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PAGE 4: In the past 21 years, the College Housing Program has built dining facilities, infirmaries, student centers, and housing of various types—including co-ops—at over half the institutions of higher learning in the Nation.

PAGE 9: The Chicago Model Cities Program has a unique policemen's aide force that has helped solve some of the law enforcement problems facing the city.

PAGE 18: In Portland, Oreg., the Local Housing Authority and the Air National Guard have gone into the camping business for the third year to provide disadvantaged boys an opportunity to attend summer camp.

PAGE 22: The Youth Opportunity Housing Program in Southern California has been such a success in getting high school youths into the building trades that the idea is spreading around the Nation.

PAGE 28: Two of HUD's programs for the disadvantaged—Project Fair Chance and the Housing Aid Program—are being used by young veterans to gain the skills they need for meaningful employment.

NEXT MONTH:

A Community Development issue will feature an interview with HUD's Assistant Secretary Floyd Hyde, along with several articles exploring Urban Renewal, Model Cities, and the many other Community Development programs.

COVER: The theme of this issue, **YOUTH**, has been creatively illustrated by a 19-year-old college student, James Voyles, to depict the involvement of high school and college youths in solving housing and urban development problems throughout the Nation.

looking ahead

First "New-Town-In-Town"

Cedar Riverside in Minneapolis is the first "new-town-in-town" to receive a \$24 million offer of HUD guarantee assistance to finance its development under the New Community Development Act of 1970. Located just one mile from the downtown business district on part of the 340-acre Cedar Riverside Urban Renewal Project, the new community expects to house 30,000 residents in 20 years. About 12,500 dwelling units for a full range of income groups will be built, a substantial percentage of these with subsidies through Federal and municipal programs. Large public plazas, pedestrian skyways, and supporting facilities and institutions are included in the plan.

Suburban Low- and Moderate-Income Housing

Fairfax County, Va., a suburb of Washington, D.C., has acted to require builders of almost all future housing developments in the county to provide housing for low- and moderate-income families. In a move said to be unprecedented in the Nation, the County's Board of Supervisors adopted a package of ordinances on June 30 that requires developers and builders who want to build more than 50 units of townhouses, apartment buildings up to six stories, or planned community developments to provide at least 6 percent of the dwellings for low-income buyers and a total of 15 percent for low- or moderate-income buyers. A second action extended the requirements to planned apartment developments and residential planned communities, such as new towns. Single-family homes in conventional single-family zones and high-rise, elevator apartment buildings are not included in the ordinances. It was anticipated that the ordinances would be challenged almost immediately after they went into effect on September 1.

Beyond Academics

Universities can participate in improving the conditions of their surrounding communities, as shown by the Massachusetts Institute of Technology. The university and the Cambridge Housing Authority will jointly sponsor a \$17.7 million turnkey public housing development to provide 684 units for the elderly. The housing will combine one-bedroom and efficiency apartments on three sites acquired by M.I.T. through private purchase. Ground breaking for the project is expected to take place in September.

Using Air Rights

- Recognizing that historic landmarks are often located in the center of a city on land attractive to developers, HUD has awarded a \$75,355 demonstration grant to the National Trust for Historic Preservation to develop a method for preserving downtown historic landmarks while helping them pay for themselves. The method, known as "transfer of development rights," permits the landmark owner to sell the unused air rights on the property to the developer of a new building. This transaction allows him to finance at least part of the cost of preserving the landmark. At the same time, the new building contributes to the development of the downtown commercial area while preserving local landmarks.

- Two plans have been proposed for developments in the New York metropolitan area that use air rights over railroad tracks and yards. The New York City Housing Authority has announced plans to build a 1,034-unit public housing project over Penn-Central Railroad tracks in the Bronx. The \$35 million project, which would be the city's largest public housing project in 10 years, would be developed under HUD's turnkey program by Alco Universal, Inc., of East Lansing, Mich. Another proposal, presented by the Urban Development Corporation, envisions a \$1.4 billion industrial-residential-commercial complex with homes for 60,000 people and office and industrial space for 35,000 employees. The multi-leveled complex would be built over the Sunnyside railroad yards in Queens and include a mix of housing for elderly, and low- and moderate-income people among its 17,000 apartment units.

Urban Indian Centers

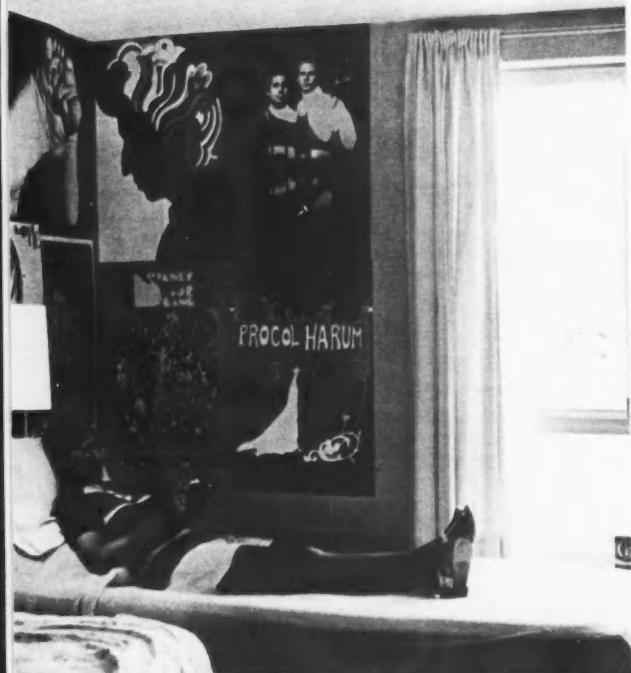
Four Federal agencies have contributed \$880,000 in grants to create a Model Urban Indian Center program to provide badly needed services to American Indians living in cities. A network of Indian centers will be established in Los Angeles; Minneapolis; Gallup, N. Mex.; and Fairbanks, Alaska, with the purpose of improving service delivery and developing the self-help capability of Indians. HUD's funding of \$100,000 will be used to develop a housing service as part of the centers—either a referral system or other method of informing urban Indians about housing. Other funding includes \$345,000 from HEW; \$250,000 from the Department of Labor; and \$185,000 from OEO.

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CO-OPS MOVE TO THE CAMPUS



At the University of Michigan, as at most schools, students demonstrate their individual tastes in room decoration in residence halls built with the assistance of the HUD College Housing Program.

Like many of the graduating students who had been using its facilities, the HUD College Housing Program came of age in 1971, when the program reached 21.

With maturity and experience gained since 1950, the program has developed various forms at different institutions. Its over 3,000 projects range from facilities at schools which still require rigid observance of the *in loco parentis* rule to housing arrangements that have no connection at all with the schools whose students they serve, other than to require enrollment for courses.

College Housing is an umbrella term. Under it, in addition to housing as such, are included dining facilities, infirmaries, and student centers. The program is limited to these structures and excludes other campus construction such as classrooms, laboratories, stadiums, gymnasiums, and chapels.

It is frequently not possible to point to a particular building on a campus and identify it as being the exclusive result of the application of the HUD College Housing Program. More often the program makes more funds available to a plan or facility already begun.

While it is not practicable to make observations about the program in each of the more than 1,250 schools served, what follows is an account of how the program has affected some schools and aided development of the co-op movement.

Three Types of Housing

The University of Michigan at Ann Arbor operates a number of residence halls, co-ops, and apartments.

Additional housing is furnished by an inter-cooperative council operated by the residents. Because each member works about five hours a week at cooking, cleaning, and house maintenance, it permits a saving to each co-op of more than \$300 per year over costs for University facilities.

A significant part of the University's activity in furnishing housing is directed toward married students. Eligibility for occupancy of efficiencies or one-, two-, and three-bedroom apartments depends upon the size of the student's family. All units have at least a range, refrigerator, and bed, and most units are furnished. The current trend is

to lease the larger units unfurnished. Coin-operated laundry facilities are available.

The University's housing activities are guided by a Housing Policy Board, consisting of nine students and three faculty members. The University itself is represented by its Director of Housing.

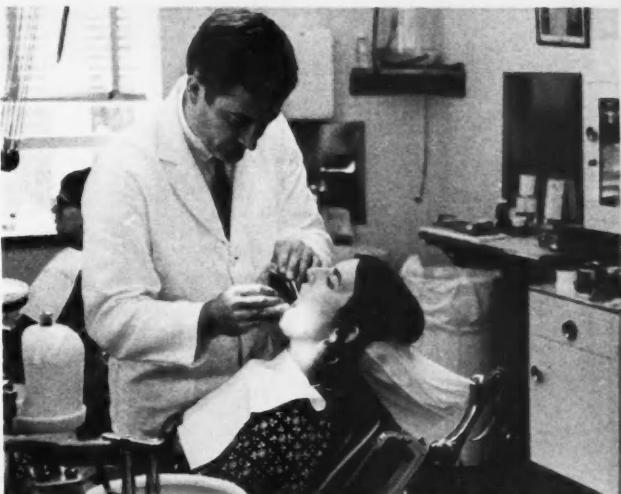
A foreign student working for a Ph.D. in environmental health is perhaps typical of one group of graduate students at Ann Arbor. He has been at the University for four years, and with his wife and three children lives in a three-bedroom townhouse with a basement. He considers \$172 rent for the unfurnished unit reasonable.



The University of Michigan Health Service is designed to serve a population of 30,000 students. Any student may see a physician at no expense at a designated time each day.



An allergy clinic is included in the full range of medical services at University of Michigan.



University of Michigan Health Service also provides dental care and an infirmary, among other specialities.



Spelman College, part of the Atlanta University Center, is on a tree-lined campus close to other schools that make up the Center. Most of the housing at Spelman is residence halls with two women in a room.

Spelman College in Atlanta, a women's college that is part of Atlanta University Center, houses about two-thirds of its students in residence halls. The pattern of occupancy runs two women to a room, with some singles and triples available. Linen service is provided. Although there is maid service for general cleaning, each student is responsible for the condition of her own room. In addition to the provision of three meals a day in the college dining room, there is also a snack shop for light lunches. The cost of housing and meals is included in the general overall fee.



ASH housing for married students at Pacific University, Forest Grove, Oreg., is away from the campus in the middle of fields of lush strawberries.



PSS's high-rise, financed under the College Housing Program and located in an urban renewal area, will be a major step toward insuring continued residential use of the downtown Portland area.

Unique Examples

Portland, Oreg., has two student housing arrangements that are perhaps unique in the country. One is Adult Student Housing, Inc. (ASH), the other is Portland Student Service (PSS).

ASH is a nonprofit corporation engaged in furnishing housing for students. Originally part of Pacific University, it is now a separate entity from the parent institutions it serves. At present ASH supplies student housing for Mt. Hood College, Pacific University, and Clatsop College, all in the Portland area.

ASH acts as an agent for its colleges and universities and maintains its relationships through administrative councils. It borrows funds based on institutional needs, then constructs and maintains the buildings, hiring students as managers. What makes the ASH arrangement even more unusual is the fact that the land and structures may be subject to the payment of property taxes, unlike exempt land and facilities owned by educational institutions.

The student tenants are subject to the laws of the adult community in which the apartments are located, as well as to management rules. Rentals are on a month-to-month basis for both furnished and unfurnished apartments. Because of the low-cost (3 percent) loan over a 40-year amortization period from HUD-FHA for construction, the apartments are leased at about 30 percent below open market prices.

Survey Leads to Housing

PSS started about two years ago as the result of a class project in Urban Studies at Portland State University. The class made a study early in 1969 to determine the student housing situation. They learned that 86 percent of the students were from the Portland Metropolitan area, and that 50 percent of the full-time school population were housing themselves rather than living with parents. Of these, 70 percent were classified as low-income, 78 percent were over 21, and 56 percent were married.

Portland State has one of the largest downtown campuses in the country. It is adjacent to an area that has been earmarked for urban renewal, and includes a number of apartment houses slated for demolition. The students who had been instrumental in making the survey formed a non-profit corporation, and persuaded the urban renewal people to lease as student housing some of the apartment houses earmarked for razing.

As a result, PSS now operates 441 units, housing 600-650 people. Approximately 300 of the units are apartments, the rest are what they call "sleeping rooms," a modified dormitory arrangement. Students have certain built-in advantages for such an approach; they have a life style that makes it easier for them to accept high population density, and they are mobile.

Although the present leases to PSS for the apartment buildings run for only two years, there is a feeling that these leases will be extended, since the State has not yet earmarked money for construction of the academic facilities planned for expansion of the University.

The corporation is run by a board of directors consisting of four students chosen by the tenants of the buildings, and three prominent Portland citizens. All directors serve without pay. There are very few full-time paid employees except the general manager. Most employees are students paid on a part-time basis for assisting in maintenance. Large jobs are contracted out.

There is no income qualification for occupancy; it is on a first-come-first-served basis, although priority is given to handicapped students who cannot negotiate steps. The rents run from \$47.50 for an efficiency to \$119 per month for a two-bedroom apartment. There is a waiting list of from 800 to 900, and it may take about eight months before an applicant can be housed.

As part of PSS, there is now under construction, with the assistance of HUD-FHA money, a 16-story apartment house that will have 221 units and house about 400 people. Longer range plans contemplate the building of housing clusters away from the downtown area.

Since the tenants are actively involved in running their own housing, PSS serves as a catalyst to renew and reactivate the neighborhood, which has been designated an urban renewal area. In addition, PSS uses its student housing to withdraw students, who may be described as the voluntary poor, from competition for low-income housing with the involuntary poor such as ADC mothers and senior citizens.

Landlord-Tenant Relationship

Stanford University in Palo Alto, Calif., provides housing for about 40 percent of its married students, and about 55-60 percent of its single students. The single students live mostly in dormitories or in university-owned fraternity houses; some are in apartments. Married students reside either in townhouses or in high-rise apartments.

Escondido Village, located on campus, is the University facility mainly for married couples. Rents, depending upon the number of bedrooms, run from \$133 to \$158. On the open market, comparable apartments would run about 20 percent more, although a three-bedroom apartment might cost twice as much.



Stanford's Escondido Village, primarily for married couples, is at the edge of the campus within easy bicycling distance of classrooms.



Tenants at Stanford's Escondido Village are encouraged to add their own homey touches.



The cafeteria at Stanford's Tressider Memorial Union is large, airy, and well used even during summer sessions.

Single students are assigned to dormitories or high-rise apartments, with two to a one-bedroom apartment. The relationship between the University and its students is strictly that of landlord and tenant.

The wife of one student thought the life in the Village was ideal. She has a play area for her children, a baby-sitting co-op, pot luck parties, and a "rule of reason" for tenant behavior. She enjoys this type of community living, and the only drawback she could think of was a lack of privacy. But, on balance, the advantages far outweigh the disadvantages.

These comments from a resident of the Village reflect the views of one college housing director, who feels that housing should complement the student's academic program by putting his mind at rest about the welfare of his family.

Special Attitudes

At the University of California at Los Angeles, the University Cooperative Housing Association (UCHA) operates two buildings that house 156 students. The association is a co-op, governed by a seven-member board of directors. The two buildings are about a 15-minute walk from UCLA classrooms.

In order to keep costs down, each co-op contributes four hours of work a week, scheduled around his classes and any employment he may have. Each co-op pays either \$225 or \$237.50 per quarter, a figure considerably lower than that charged for University-owned housing facilities.

The attitude of the members of the co-op is that "a co-op is what people living there make it.

It takes more than an interest in low-cost housing to make a successful co-op." The rules are made by the tenants themselves. Infractions may be appealed, first to the membership committee, then to the board. There seems to be a feeling that keeping a place looking the way it should is the best maintenance program. As one member of the co-op said, "Why would someone want to write on his own bathroom walls?" As a result, there is no real internal tenant problem.

UCHA, with HUD-FHA's help, now has under way a project to erect a nine-story apartment building that will house 265 students.



At UCLA's UCHA, kitchen assignments provide a preview of post-school life.

Continuing Benefits

Since the Program started about the year many of these students were born, it has provided financial assistance in the form of debt service grants and direct loans to about half the Nation's 2,500 institutions of higher learning. The return on this \$3.5 billion expenditure, in terms of its impact and the growth of professional and technical values, is incalculable in its enrichment of our whole society.

The schools described above and the apparent trend throughout the country show that students are getting more and more involved in the problems of their housing—in its construction, maintenance, and management. This interest and experience will carry over to a considerable degree when the students complete their schooling and embark upon their careers. ☺

MODEL CITIES COMMUNITY SERVICE AIDES

... Relations between citizens and law enforcement agencies are strained. . . . Mistrust exists on both sides. . . . Citizens experience constant insecurity for both their persons and for their property. . . . Police are too lenient in arresting drunks. . . . The lines of communication between the general community and the Police Department are faulty. . . . Correctional institutions have been ineffectual in rehabilitating offenders. . . . There is a failure on the part of the police to be sensitive to the inadequacy of present communications. . . . In general, there is laxity in law enforcement. . . .

Year One: Chicago Model Cities Program

The problems of law enforcement facing Chicago at the outset of its Model Cities program were neither simple nor unique. Ineffective channels of communication, juvenile delinquency, misunderstanding on the part of the community, high crime rates were merely a few of the problems Model Cities planners identified and pledged to attack during their first year of action. They chose as their guideline a philosophy of institutional change. They sought, as Mayor Daley explained "to expand the minds of those in charge of institutions, agencies, and organizations to accept new ideas, new techniques, new programs, and new procedures." They set as their



One of Community Service Aide Robert Hammock's main duties is helping lost children find their way home.

goal the renewal and rejuvenation of their institutions, which would in turn help to change peoples' lives.

A major factor in this process of renewal, innovation, growth, and change is the Community Service Aide project, a program providing employment and training for Model Cities residents, serving as assistants to Chicago policemen. In this program, which was started in February 1970, 422 men and women work for the Police Department, often walking beats with police. They have no special authority and power of arrest. Instead their main duty is to serve as liaison between the police and the people, helping the community to better understand the police and the police to become more sensitive to the needs of the community. As described by one member of the program, it is a "bold, imaginative attack on the blight of the impoverished and deprived areas and people of our cities."

How the Program Works

Although some guidelines have been set, there is great freedom for the individual aide to develop his own way of accomplishing the program's goals. Projects have ranged from the construction of a diving board for a local swimming pool to

park supervision, income tax counseling, and tutoring grade school pupils.

The Community Service Aides work out of six storefront centers open 12-14 hours a day in the Chicago Model Cities areas. The aides must live in the area where they work, which tends to be an advantage for them. As one explains: "It's really quite important and meaningful that my job enables me to handle and solve some of the problems that I face myself."

Walking their beats daily, the aides' main function lies in meeting residents and learning their problems. The aides wear bright green uniforms and work in teams of seven to 12 with one police officer. An attempt is made to reflect community racial composition in team personnel. For example, a few aides who speak Spanish are assigned to areas where this will be of most help. The program is directed by Lt. Therlow Simons under Deputy Superintendent Samuel Nolan.

Goals of the Program

The objectives of this program are as flexible as the projects developed by the aides: to make the residents more aware of the policeman's role in the city, to help develop mutual respect between the police and the community, to reduce crime, to serve as an information funnel between



The Community Service Aide program was started in 1970. Homebase for the aides is the store front center, where they meet to discuss problems of their community.

programs designed to help and those who need help. In addition, the program reduces unemployment in the Model Cities areas by providing jobs for the residents.

To carry out these goals, the aides undergo a three-phase training program. Phase one—preservice training—consists of 200 hours devoted to training in traffic and pedestrian control and building inspection. Phase two and three—inservice training—provide the aides with instruction in criminal law administration, department standards, methods of investigation, counseling, and testing. In addition, the aides are given opportunities to upgrade their education; nine hours a week of remedial courses and formal education are offered to enable them to complete their education at least through the high school level.

What Has Been Accomplished

"I see this program as a vehicle that deals with people and their responsibilities to accept the law," says a school teacher who has worked with the program. "The aides have been a great asset in helping the low-income families clarify their needs and think in different ways about their problems."

"It has helped to open the people's eyes to many things they have not seen before," explains Eleanor Edwards, one of the aides. "Through this program we—the aides, the police and the people—have learned we all have the same goal: to better our people."

"I find this program offering one of the most important facts of everyday life—understanding," says Sgt. Lewis N. DeNye, a police program coordinator. "Understanding in the sense that, before, people misunderstood the police image of yesterday as inhuman, and, on the other hand, the police, through lack of communication, failed to understand the people. Now, through the program, a direct line of communication has been established between the police and the community we serve."

These comments illustrate the numerous results of the program both in opening doors to many low-income people and in changing peoples' lives.

Aides Experiences

In addition to police-related work, aides have worked as paraprofessionals in many schools, taking attendance, handling lunch orders, proctoring the lunch periods, working with small groups to reinforce lessons teachers have taught, and helping children who have been absent catch

up with their studies. They have reported sanitary violations, supervised libraries, reported building violations and abandoned automobiles, checked security of commercial buildings, organized clean-up campaigns, served as volunteer firemen, and located jobs for the unemployed.

One of their main functions is to do what is needed at the time, from helping displaced families to finding cabs. As one aide explains: "One very cold day while I was walking my beat I came upon two families set out on the street. The two families combined had 19 children and nowhere to go. So I found emergency housing for them until they were back on their feet. . . . They thought it was a very wonderful thing that police department personnel are concerned about the people they serve."

Bertha Howell, a Community Service Aide in the Woodlawn area relates another assistance story: "Once a woman stopped me on the street and asked for help. She explained how she had prayed for someone simply to assist her to the corner to get a cab—she was blind, knew no one to help, and was afraid."

Helping Others

Dora Shepherd worked as an aide for over a year in the Uptown area. Taking advantage of the training, experience, and education offered by the program, she has now moved up to a better paying office job. While working as an aide, Mrs. Shepherd confronted many of the problems which plague the Uptown area: debris on the streets, abandoned cars, dead trees, roaches, abandoned houses where youths gather, and landlord-tenant problems. For example, Mrs. Shepherd and her partner were often approached by hungry children. "That was a simple problem," she says. "I could tell them where to get food. It may be just beans, flour, sugar, powdered milk, canned goods, and bread, but it's food."

"The real problems occur when water, gas, and electricity have been shut off in an apartment where there are a lot of children," she explains. "It happens often enough. What good is food if you have no water or can't use the facilities to cook. We did our best to help."

Aides have also been instrumental in helping the elderly citizens of the Model Cities area. While working with the Department of Human Resources, three aides found 35 isolated senior citizens who were unaware of the resources available to them. The aides took these men and women on a sight-seeing trip in the city, assisted with forums conducted prior to the White House

Conference on the Aged, and explained the many programs designed to help the elderly become more involved. Says Ralph Rance, coordinator for senior citizens projects, "They did a tremendous job and have been a great asset."

Saving Lives

Perhaps the most dramatic result of the Community Service Aide project happened in the Grand Boulevard Area, where Stanley Johnson works. Johnson saved the life of a drowning 13-year-old girl while he and his friends were picnicking at the Green Lake forest preserve.

"Everyone ran toward the lake," Johnson explained. He heard a little boy screaming, "My sister's drowning."

Almost without thinking, Johnson and two of his friends jumped into the water. He said they knew they were looking for a girl, but saw no one. Finally they noticed hair floating on top of the water. Johnson grabbed the girl's hair and his two friends pulled her by the arms to shore.

The girl, LaWana Carr, wasn't breathing when Johnson pulled her out of the water. He started artificial respiration, relying on training received through the Community Service Aide project. Just prior to the accident, Johnson had been awarded a first aid certificate through a Red Cross course sponsored by the CSA program.

"People always get excited when something like that happens," Johnson said. "It's a funny feeling. . . . Here is a life—will I be able to save it?"

For his successful effort, Johnson was the first Community Service Aide to receive a Chicago Police Department Achievement Award.

Intrinsic Value

Through the work of the aides, the people of the Model Cities Communities have gained a greater knowledge and understanding of the police department. "There has been enormous impact in that the people understand the variety and nature of the duties performed," says one aide. "Most inner-city residents now realize that police are humans who have the difficult job of acting as lawyers, firemen, doctors, and counselors all at the same time. . . . When people know they can trust you and rely on you, they believe in you."

Of all the results of the CSA program, perhaps the most significant is the development of each aide—an inward growth. Aides have not only been exposed to intensive training and educational sessions and provided with a steady job, they have also come into contact with some of the major problems facing every city. The life of the community as well as the lives of many of its residents has been changed in the process. ☐



Aides Mason, Etheridge, and Williams receive clothes for prisoners from T. Harris of the Cook County Sheriff Department.

editor's notebook

College housing applications, topped \$468 million in FY 71. Some interesting facts show up in the analysis of the applications. There seems to be a strong trend toward apartment-style projects for single students. Also, there is an increase in the number of 2-year commuter colleges requesting support for student centers and student housing; many of these schools are finding that the area served is too large for commuting. Between 40 and 50% of all existing college housing facilities in the United States have been constructed with HUD assistance.

From more than 39 colleges and universities across the United States, a total of 54 college students came to the HUD Central Office to take part in the 1971 summer program. In cooperation with the President's request for participation in the Federal Summer Employment Program for Youth, the Department was host to 40 Summer College Interns, chosen and hired through the HUD Central Office; to seven Federal Summer Interns, students who were nominated by their university for participation in the HUD program; and to seven Cooperative Non-remunerative Interns, students who worked in HUD under grants from their universities.

Smaller and less expensive houses, sold through HUD-FHA programs, were a major factor in the 1970 sales market, according to statistics released by HUD and the Census Bureau. During 1970, there was an 8% increase over new homes sold in 1969, but a rise of only 3% from the aggregate price tag in 1969. The average sales price of new houses sold during 1970 was off 5% from 1969, while the average floor area was down 8% from the 1969 house.

Manual High School student-faculty corporations have been awarded three contracts by the Denver Urban Renewal Authority for direct involvement in designing and building the Mitchell urban renewal area. The renewal area covers 20 blocks and approximately 70 acres. Manual is a predominately black high school, a large percentage of whose population resides in the Mitchell projects. The high school students, advised and assisted by faculty members, architects, labor unions, and government officials will draw up plans and final designs for four "mini-parks," develop plans and designs for rehabilitation of three demonstration houses, and conduct a public information and education campaign throughout the Manual area on urban renewal activities within the project. The student corporations have begun work on the various contracts and it is expected that nearly one-half of Manual's students will be involved.

The President's third annual report on housing goals notes that some 25 million American families—40% of the population—meet the eligibility criteria for Federal housing subsidies. The report also shows a rise in housing costs of 78% over the past five years.

HUD's Region III serves as a "classroom" for the Parkway Program, which is Philadelphia's "school without walls," an experimental approach to secondary education. There are no grades, no dress codes, few rules, and no school building. Students find their classroom, curriculum, and teachers in the resources of the urban community. Through the coordination of Mr. Lewis J. Hart, an urban renewal representative, various HUD officials have met weekly with the Parkway students to discuss urban problems, causes, and possible solutions. Discussing HUD's role in the urban scene, the students have been quite incisive in their evaluation of HUD and the sessions have been a learning experience for both the students and HUD.

Students and faculty of the Texas Tech Home Economics Department have played an integral role in the rebuilding of Lubbock, Texas, following the devastating tornado which struck the city May 11, 1970. Not only did members of the department provide immediate emergency assistance to families displaced by the tornado, but they have also developed a long range plan to provide services at all stages of rehabilitation. The result was Community Involvement, a program designed to give college credit to senior home economics students for working with tornado victims. Judging from the comments of Mrs. Estelle Wallace, coordinator of the program, the goals of providing service to the families and educational opportunities for the students have been fulfilled.

Secretary Romney has appointed Mrs. Dorothy Duke, of Lorain, Ohio, as Consultant to the Secretary. Mrs. Duke will advise the Secretary and his principal staff on the implementation and effect of HUD Policies and programs on the consumers of these programs.

Theodore R. Robb, former Secretary of Labor and Industry for the State of Pennsylvania, has been appointed Administrator of HUD's Regional Office in Philadelphia.

Roy Philip Cookston, a Texas attorney, has been named Administrator of HUD's Office of Interstate Land Sales Registration. As a real estate lawyer and businessman, Mr. Cookston has been engaged in various phases of housing as well as airport noise litigation, protection of parks and open spaces, and municipal zoning.

GALLAWAY HAD A DREAM

The slow-speaking but fast-moving mayor of tiny Gallaway, Tenn., gestured out the window of his car at a small shack, huddled in the middle of the abandoned cotton land that makes up much of his town. "I know you hear a lot about big city slums. But we've got the same conditions here. You just have to look in fields instead of on streets," he explains.

With this argument, Mayor Layton Watson and the Gallaway Housing Authority won HUD approval for a \$1.2 million low-rent housing project of 60 units. The new homes will give Gallaway (present population 303) a total of 132 livable dwellings; it has just 72 now.

Long geared to a Mississippi delta economy built around cotton, mules, and Negro sharecroppers, Gallaway is being thrust into the 20th Century by a group of determined citizens and Federal financial assistance. At first glance, it may seem the town hasn't come very far; but look where it started such a short time ago and look at its future potential. This is a community on its way to becoming a city because of the will power of its people.

"We're going to get our people off the food stamp rolls and out of those shacks and into jobs," Watson emphatically states. "Gallaway was incorporated because people had a dream and we are going to make it come true." The mayor makes no effort to hide the pleasure and pride he feels in his town's achievements



Houses like this along the main street and throughout the town are being replaced by a 60-unit public housing development near Industrial Park Number Two, where many of the town's residents will be employed.

during the four years since it was incorporated.

For his efforts, Mayor Watson was recently named Industrial Man of the Year, an award for industrial development achievement given by *The Memphis Commercial Appeal* newspaper.

Cotton Couldn't Pay The Bills

The community itself, "two stop lights" away from Memphis, dates back to the middle 1800's, when it was a thriving railroad and cotton gin center. For decades, even after all that remained of the cotton gin was a weedy mound, people were content to manage a living from small farms and stores. But all that has changed now.

"A lot of us suddenly woke up to the fact that cotton couldn't pay our grocery bills anymore, all the mules were gone, and our Negro citizens, plus plenty of white ones, had no jobs," Watson explained. "Industry was the only answer, and to get industry, we had to improve the whole atmosphere of our town."

Five years ago, when Gallaway became an incorporated city, it took its first steps toward a break with the traditional way of life that has made Fayette County the third most impoverished in the nation.

Those behind the big push for progress in Gallaway knew, however, that a town of just over 300 people, many of them unemployed and poorly educated, couldn't do the job alone. "Without Federal money, there just wouldn't be any Gallaway," Watson says frankly. Federal funds helped pay for badly needed water and sewer system improvements, development of two industrial parks, fire protection, streets and sidewalks—and the first decent home many of the townspeople have ever known.

First Housing Authority

Formation of a housing authority, the first in Fayette County, was among the earliest actions taken by city officials. Application was made initially for 100-low rent units, but the size of the town simply wouldn't justify that many. After careful study of conditions in Gallaway, because of the determination of its citizens, HUD approved construction of 60 units, the first public housing in the county.

The Housing Authority, headed by Thomas O. Jackson, hopes to use modular construction and wants the development "to look like any other good residential subdivision—not a low-rent housing project."



Members of the Gallaway Housing Authority look over the architect's preliminary drawings for the public housing project they hope will be a model for the South. Standing, left to right, are Mrs. Peggy M. McCulley, Mr. Willie Murrell, Mrs. Mary Campbell, Mrs. Elna S. Watson, Mrs. Exie G. Gafford, and Mr. Thomas O. Jackson, Authority chairman. Seated is Mayor Watson.

"We plan for it to be a model for the whole South," Watson says.

Meanwhile, Watson characteristically was doing something about the housing problem on his own. A site engineer plywood office that Watson bought and painted a bright blue, became the City Hall. It is the hub of community activity. It houses the Senior Citizens Center (Gallaway Service Center), where hot meals for the elderly are cooked in a small kitchen area and women with hands roughened and gnarled from picking cotton ply needles around a quilting frame. In fact, there is so much activity that the mayor's office has been pushed into a mobile home next door.

Potential For Industry

There have been plenty of disappointments, set-backs, and problems along the way. Gallaway didn't change from a sharecropper-mule-cotton economy into a semi-industrialized, energetic town without hard work and planning by many determined citizens and a big assist from State and Federal agencies.

The potential was there, of course. The area had an ample, if largely untrained, labor force; access to inexpensive TVA power; proximity to rail lines; an interstate highway; private and commercial airports; a

major river; the State's largest metropolitan center; and plenty of undeveloped land.

The first big break came shortly after incorporation. A Federal loan grant was approved to finance water and sewer improvements. Included in this project were a 50,000-gallon water treatment plant, a 200,000-gallon water storage tank, two six-inch wells, and a four-acre sewage treatment lagoon. The city also installed 17 fire hydrants.

The next step was acquisition of potential industrial sites. An option was taken and lost on 100 acres. The city purchased 10 acres for a paper board plant and lost this first industry when fire wiped out the company. Because the plant was the largest water customer, it even looked for a while as though bond payments could not be met.

Two years later, Gallaway officials had two industrial parks, totaling 136 acres, and could proudly read about ground-breaking ceremonies for Data Built Homes Corporation. There were job opportunities for 80 people right away and there will be 120 jobs when full production begins.

Its first industry—located on the site of the old cotton gin—is a modern, automated factory for the manufacture of prefabricated housing

components. When two more companies, a metal rolling plant and a door construction concern, go into production, the three together will provide more than 200 new jobs.

More Improvements Coming

Even today, the outward appearance of Gallaway isn't too impressive. But Data Built is in production, and most important, many of the town's substandard houses will give way shortly to the new housing development. The long-range goal is 200 units.

In addition, the city's first subdivision, with 73 lots, has been approved adjacent to the public housing site. Site work on these homes is underway, and a dozen people have been approved to receive HUD-FHA Section 235 interest subsidies for homeownership.

Gallaway is, indeed, a town able to serve its citizens. Residents can stay dry on more than 300 feet of sidewalk. Vacant areas are free of undergrowth. Attractive litter containers, 39 street lights, street markers, more than two and a half miles of newly constructed streets, and twice-monthly refuse collection reinforce this fact. In five years, residents believe, it will be the most heavily populated area in the county. 

Summer Experience Center

What do college youths, an empty building, and 60 to 70 public housing youngsters, ages four to eight, have in common in Akron, Ohio, which could be duplicated in any city? The Summer Experience Center.

Steve Snyder, Sue Rothmann, and John Earhart began the Center in 1970 when their summer jobs with private industry did not materialize. Instead they decided to work with children within "the system" they had been demonstrating against at college.

Last summer they solicited funds through private interviews with neighbors, local businesses, and public service charity funds. They rented an empty greenhouse and with the help of friends painted it with 27 gallons of brightly colored paint. After a slow start because of a lack of youngsters, the Akron Metropolitan Housing Authority (AMHA) began interesting tenants in the program. Soon the Center was teaching 45 neighborhood and public housing children motor skills, eye-hand coordination, and group cooperation. The goal was to raise the children's maturity levels to those of typical middle-class children in public schools.

This summer they worked with 60 students in a building provided by AMHA and used playground equipment supplied by NAACP. In addition to last year's program, they served breakfast and a catered hot lunch; offered more perceptual work in recognizing geometric shapes, rhythm activities, and development of listening skills. They got chauffeur licenses to provide transportation for field trips. The paid staff again included Steve, Sue, John, and Steve's sister, Susan. They also hired two high school graduates and called for volunteers.

Their plans for next year are indefinite; Steve and Sue will graduate and do not know if the program will continue without them. Their \$10,000 grant from the Martha Holten Jennings Foundation was only for two years; the Akron Community Trust provided \$3,000 but that alone is not enough to operate the Center, and they feel Federal funding is too complicated and time consuming to obtain. ☺

RIGHT—One youngster eagerly waits to hit the ball on a cord with the designated end of a striped rolling pin.

BELOW—Steve and Sue serve milk and sandwiches to youngsters at lunch provided by the Center from food donated by local merchants.





TOP LEFT—John Earhart (left), Sue Rothmann (center), and Steve Snyder (right) work with students trying to improve eye-hand coordination by hitting a ball swinging on the end of a cord.

TOP RIGHT—Youngsters delight in taking the resident rabbit out of its cage.

BELOW—All games and activities are designed to stimulate and teach children while keeping them amused so that they associate learning with fun.

BOTTOM—Sue holds a stick that the children must watch to improve their balance and coordination as they walk a balance beam six inches off the floor.

Photos by Richard Mowrey



Among the thousands of youngsters returning this fall to school in Portland, Oreg., are some 150 boys, aged 11 to 14, who will be wearing new clothes to school—for the first time in most of their lives. They are the alumni of the third Housing Authority of Portland (HAP) Boys Summer Camp, which is co-sponsored by the Oregon Air National Guard (ANG).

For a local housing authority to get into the camping "business" is unusual, but Portland seems one of the least likely places for this to happen. The city is roughly one hour's drive from the slopes of Mount Hood and the beaches of the Pacific Ocean; with natural recreation facilities so accessible, organized summer camps are rare. It is almost taken for granted that "everyone" can enjoy the abundant outdoors.

Yet the truth is that there are many Portland youngsters who have never had a chance to gambol on Mount Hood, camp in an evergreen forest, fish in a trout stream, or splash in the Pacific. And it appeared that many children living in public housing projects were never going to get their chance.

An Idea Worth Testing

But late in 1968, Fred M. Rosenbaum, chairman of HAP, won backing from his board of commissioners to experiment with a summer camp for HAP tenants. HAP had no facilities or experience, only an idea that housing authority youth would benefit from both camping and contacts with adult males who were interested in them.

Ex-paratrooper Rosenbaum, an officer in the Oregon Air National Guard, knew that the Military Department of Oregon operates Camp Rilea on the Oregon Coast some 80 miles from Portland. The spacious but spartan camp, used for summer training operations by National Guard units from several States, lies vacant during brief periods of the summer.



camp hap-ang

The Air National Guard agreed to the proposal for a five-day camp—an unprecedented undertaking—and participated enthusiastically. The initial agreement stated that the Oregon Military Department would supply Camp Rilea, cots, and bedding for a nominal rental (waived after the first camp). The Air National Guard would supply doctors and dentists for pre-camp physicals; drivers and transportation to and from camp; and a contingent of officers and enlisted men on active duty to cook meals, drive vehicles, and operate the camp. HAP, in turn, was to provide insurance, dry cleaning of bedding, food for the campers, recreational equipment, counselors, a camping program—and the campers.

Supported by enthusiastic commissioners, Gene Rossman, executive director of HAP, led a quiet but effective drive for funds and contributions of food and equipment. In addition he initiated a uniform featuring one "HAP-ANG Summer Camp" T-shirt for every camper. Contributors ranged from public utilities to labor unions and interested individuals. The HAP community affairs department organized an activities program and recruited a volunteer corps of counselors—mostly recent high school graduates.

Ironically, the whole idea almost foundered when it came to producing campers. Approached by the community services department of HAP, tenants were almost unanimous in their refusal to permit their sons to attend the camp. They were skeptical that this "free" offer was just

another gimmick that would end up costing something, and however little, it would be more than they could afford.

A desperate, last-minute public service radio campaign, which invited listeners to "nominate" any boy who would not otherwise have a chance for a summer vacation, produced 90 campers. Eighty-two of these (about 50 from HAP tenant families) stayed the course.

Minor Crises Averted

That first camp had the usual number of minor crises. There were dropouts from homesickness and one expulsion of a youthful but talented extortioner. (The punishment was voted by the criminal's cabinmates who acquitted his accomplices.)

One near-major crisis developed midway through the five-day session when food supplies started to run low. The size of 80-odd youthful appetites had been carefully considered. According to National Guard logistics tables, enough food had been supplied to meet the needs of 130 active, adult males. But campers were offered as much food at every meal as they could consume, and this was no cross-section of "average" eaters. Few were used to three square meals a day. The crisis was averted with the emergency purchase, on the local open market, of additional supplies.

Judging from the written critiques from the campers themselves, which made up in intensity what they lacked in syntax, the camp was a

success. The overnight hikes, field trips, swimming, and track meet were enthusiastically received. But beyond question, the favorite event was unplanned—chauffeured rides in army tanks that happened to be available while the camp was in session.

Coincidentally, during the 1969 camp, Portland experienced the worst civil disturbances in the city's history. Had they been home, some of the campers might have been caught up in the violence.

Second Year Session

Experience gained from the initial undertaking, plus 11 months of planning, went into the 1970 session. This time, there was no problem in recruiting campers. Word had spread, and 144 boys, including 30 from the previous session, attended.

Each camper again received a T-shirt, and this time he also received a pair of tennis shoes, toothbrush, toothpaste, soap, and a kite. The shoes were supplied because previously some parents had refused their sons permission to attend because they lacked adequate shoes or might ruin the pair needed when school opened. The kites were a fun-filled bonus; strong coastal winds and open space surrounding Camp Rilea make it a kite flyer's dream.



ABOVE—Climbing on guns and riding in tanks were among the most popular activities.



RIGHT—Campers weren't the only ones to get a workout.

This session, the mess hall was stocked with 1,025 quarts of milk, 130 cartons each with a dozen eggs, 550 pounds of meat, 175 loaves of bread, 1,200 buns, 50 cases of canned foods, 1,000 pounds of produce and 2,400 cans of pop—all of which was consumed in five days. Fresh food was supplied by the meat, dairy, and allied industries. Through the cooperation of the office of Governor Tom McCall, most staples were obtained from the Abundant Foods Program of the USDA, saving several thousand dollars.

Only two all-camp activities were planned for the 1970 camp—a hike to a nearby peak and the track and field meet. Otherwise, each cabin group decided how to spend its time. Along with swimming, camp-outs and fishing trips—new to almost all the boys—were exceptionally popular.

In all activities, the emphasis was placed on the experience itself—rather than on fancy equipment. Fishing “lessons” instructed the neophyte angler in making his own pole and hook, finding his bait, selecting a likely spot, and then landing his catch—or at least thoroughly enjoying the quest.

Changes in Counseling

The biggest change between the first and second camps was in counseling. It had become apparent in 1969 that teenage volunteers, however well intentioned, lacked the emotional maturity that this camp demanded. Consequently, the 1970 session was staffed with 30 adult counselors, including a number of teachers; 26 of the 30 were Guardsmen voluntarily placed on active duty during the camp. All counselors participated in a day-long, pre-camp training session in working with disadvantaged youngsters led by four professionals.

Providing one adult counselor for every five boys reflected a deliberate effort to give more personal attention to each camper. Each counselor quickly became a father figure and from morning to night he would be surrounded by boys competing for his attention and often physically clinging to him. Unprogrammed, man-to-man rap sessions on theft, drugs, and sex went on day and night with special attention to a casual rather than authoritarian manner.



This was one camp where KP was strictly happy duty—for volunteers only.

Third Year Session

Based on two year's experience, Chairman Rosenbaum added requirements to the August 1971 program. For example, this year each boy received, in addition to the camping "supplies" previously distributed, a complete outfit, from underwear to a coat or jacket, that he could wear to school in the fall. This meant that on cool days at camp the boys would no longer have to borrow warm clothes from the counselors.

This raised the funds required for the 1971 session. But the new goal was successfully met by Executive Director Rossman, his enthusiastic staff, and increasing support from the community.

As for the future, possibilities are being considered to extend the length of the annual sessions (although the limited availability of Camp Rilea makes this difficult) and to develop a similar camp for girls.

The unique camp project received recognition from the Vice President and the Department of

Defense, which commended the Air National Guard of Oregon for its share in the undertaking. The Freedoms Foundation has commended both the Guard and the Housing Authority of Portland for their work.

Perhaps more important are the human rewards. As the months went by, a number of counselors formed lasting relationships with "their" boys—seeing them at regular intervals, keeping track of their progress, remembering them at Christmas or on birthdays with presents. While the numbers may be small, in terms of the future lives of a few young boys, this unexpected by-product of the camping project may be of one of its most important assets. Also, the counselors have enriched their own lives by association with the boys.

The campers have experienced new activities and have new clothes for school in the fall. Important as the new school outfits are, the sponsors are sure that these boys are going back to school with a feeling of belonging to a community that cares about them. ☺



Meals were followed by seconds... and thirds... and...



Brig. Gen. Staryl Austin, Jr., (left), and Fred Rosenbaum report on the high priority given the camp by the Guard.



How many kids do you know who've worn a REAL general's cap?

YOUTH



Student workman (left) is instructed by Young Home Builders Council member Al Beaubier (right), project manager.



Students from Jefferson High School participating in Young Home Builders Council training program work in the family room of structure completely renovated by youths.

The husky, high school athlete taped a seam in the duct of a heating system while his polio-handicapped classmate cut and threaded a pipe. The new heating system was being installed in an old, white, frame house in a Los Angeles inner-city neighborhood.

The two boys were among 20 students from Jefferson High School—just north of Watts in Los Angeles—who took part in the Youth Housing Opportunity Program's pilot project. The program brings students and private industry together in an effort to train youth in the skills needed to build houses by giving them actual construction experience.

Last year students worked on the first "laboratory house" every Saturday morning during the term. Plumbing, carpentry, electricity, heating, masonry, and other skills were taught by volunteer members of the Young Home Builders Council, a pioneering group from the construction industries of California. After four months, the dilapidated house, made available by Gibraltar Savings and Loan Association, had been turned into a neighborhood showpiece. Profits from the sale of the house were used to cover the cost of salaries and to finance future projects.

Growth Begins

This year the program has blossomed locally and nationally, stimulating the renovation of four more houses in the Los Angeles area and the construction of one completely new modular home. Similar projects have also been planned for Oakland, Memphis, Chicago, and Austin.

Two Young Home Builders Council members originated and worked out the idea. John Konwiser, a vice president of Republic Homes Corp., and Bob Renz, a partner in Safeway Plumbing and Heating, Inc., had conducted lecture programs in Los Angeles high schools for more than a year in an attempt to interest students in future careers in the building trades. But they found student reaction disappointingly negative—until they discovered a solution last year.

"The key to opening the door to these young folks' interest was money," Konwiser says. "Talk of the high pay they could earn when they became skilled building trades craftsmen didn't reach them. But when we finally worked out the

H OPPORTUNITY



Project manager and Young Home Builders Council member Bob Bowen (left) talks with one of the Garfield High School students helping to convert a duplex into a single family dwelling.



Two student workmen are directed by a professional contractor (right) in an old house "loaned" by Gibraltar Savings and Loan Association to be remodeled by Jefferson High School students.

present program, paying the students \$1.75 an hour when they completed work every Saturday, we began to get somewhere."

Widespread Support

In the beginning, Konwiser and Renz called upon the community for help and support—Los Angeles City school officials for approval of the project, members of the building trades for volunteer instructors and donations of building materials, and financial institutions to loan a house.

Several groups were skeptical. After some rejections from other savings and loan institutions, Gibraltar showed immediate and continued enthusiasm for the program. It has earmarked several houses in California that could be made available, including an old house in south central Los Angeles that was rehabilitated during the previous term and another in Oakland.

With the additional endorsement of the AFL/CIO Building Trades Council of Los Angeles and the approval of local officials, the project was started.

Harold Campbell, Jefferson High School industrial arts teacher who supervised the student builders, says there were no dropouts in the program's first year, and the project proceeded on schedule. For the first time in his teaching career, he is being swamped with applications from students trying to get into his classes. Among those in the initial class were an all-league

linebacker, a star southpaw pitcher, a varsity football quarterback, and other student body leaders.

Self Perpetuating

The finished structures have paid for themselves. When the remodeled homes are sold through HUD-FHA or VA loans, the profits pay for expenses: about \$6,000 in student wages and Campbell's salary, based on the extra-curricular pay rate of the city school system. Profits are put toward "seed capital" for additional building projects.

"We will stay with this program in California," says Herb Young, president and board chairman of Gibraltar S & L. "We'd like to recommend that other S & L's in this State get into the program. And there is every reason why savings and loan associations throughout the country should join in this activity."

A manual based on the first project's procedure and success has stimulated other communities across the Nation to proceed with their own programs. Interest in the program has spread to people like Carl M. Freeman, a builder-developer in Silver Spring, Md., who started looking into developing a local program after reading about the California project in a newspaper.

A revised version of the manual is available at no charge by writing to John Konwiser, 1221 Keel Drive, Corona Del Mar, Calif., 92625. ☺

BARGAIN BUGGY

Some laugh, some are suspicious, some are happy, some are questioning, but all are "tickled to death" at the Bargain Buggy, which rolls through Greensboro, N.C., five days a week.

The Bargain Buggy is a bright red, custom-made, store-on-wheels, which visits Greensboro's housing developments carrying clothing and household items at bargain prices. Sponsored by the Junior League, the Bargain Buggy exists solely to provide low-cost clothing to families in the housing facilities; all profits are channeled back to the families through the Community Trust Account, a Community Chest arrangement.

The low prices of its products are unique about Greensboro's Bargain Buggy. Nothing sells for more than \$3. For example, a little girl's dress costs about 15 cents; a pair of shoes sells for 25 cents; a man's pair of trousers costs about 70 cents. In fact, a mother can buy a complete back-to-school wardrobe for her 8-year-old daughter for no more than \$5.

The idea of a rolling store came to the Greensboro League by way of Atlanta, Ga., and Charlotte, N.C. League members

first considered the project in April 1970, purchased their specially fitted bus in June, and made their first visits in October. Working with the Greensboro Housing Authority, the bus visits the five major public housing communities in Greensboro: Ray Warren, Smith, Morningside, Claremont, and Hampton Homes. It carries a wide assortment of items—infant to adult clothes, blankets, towels, and shoes—most of which are donated by the League members.

"Our original idea was to carry only clothing," says Mrs. William Burrus, Jr., a League member. "But now we've expanded to carry games, toys, household items, and, most important, candy for the little ones who visit our bus."

The Bargain Buggy rolls through Greensboro each day from Tuesday to Saturday. Opening its doors at 10 every morning, the bus remains open for business for about an hour and a half. Two League members and the bus driver, Roger Moore, work in the traveling store, one as a babysitter for the toddlers brought aboard.

"Most of our customers are mothers shopping for their fami-

lies," explains Mrs. Burrus. "But we do have a number of younger customers—pre-schoolers who delight in being able to buy their own clothing."

For example, on one of the early trips of the bus, one young woman came with her two small children, "just to see." When she read the prices (socks, 5 cents a pair, a dress for 25 cents), she took the children to a neighbor's house and returned for some serious shopping. At check-out time she had chosen eight little girl's dresses, a child's warm three-piece suit, a pair of shoes, two pairs of socks, and a handful of panties. When she learned that all this took less than \$2 out of her \$5, she went to get the children and fitted them with sweaters. Her total bill was \$2.20.

Local reaction to the Bargain Buggy has been quite favorable. "The Bargain Buggy is our major money making project—we bring in about \$15 a morning," says Mrs. Burrus. "It is a good way to help the low-income families in Greensboro and, even more important, it's a good way for our women to become involved in the community." ☺



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The President's Council on Youth Opportunity has urged the cooperation of local, State, and Federal Agencies, along with private groups in setting up a program to generate jobs for disadvantaged youths during the summer months. A large majority of American citizens is unaware of the efforts of businesses to offer job opportunities for disadvantaged youths, particularly black youths. These summer programs have been set up by the business sector, both public and private, in our cities to provide the maximum number of jobs for disadvantaged youths.

The Federal program sets an example for employers by providing meaningful employment and income for some of the Nation's youth. It is also intended to enrich young people's career aspirations, to provide meaningful employment in career related fields, and to attract students toward internship with the Federal Government.

For a disadvantaged youth to enter the summer youth program, the total income of his family must be below \$5,000 a year, he must be in school, and between the ages of 16 and 21. The program emphasizes the needs of minority youths.

Many cities participating in the summer program have special youth coordinators assigned by the President's Council on Youth Opportunity. Each city is expected to maintain a smoothly functioning program and provide beneficial, stimulating activities.



Accuracy in spelling is one of the by-words of 18 year-old Sylvia Ferguson's work with federal lawyers. Sylvia was employed by HUD Region III in the YOC program.

Disadvantaged Youth in America

By Jo Ann Green

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Youths' Comments

Malinda Clark, a high school senior who entered the program at HUD's Atlanta office, expressed her feelings this way: "HUD is giving me the opportunity to get at least some of the work experience that is required by business when I seek employment. HUD is trying to give me some of that experience with a full-time clerk-typist job. The program that the Federal agencies have started is only the beginning, a small beginning, but I'm glad that I am lucky enough to be a part of it."

She also feels strongly that there should be other job opportunities for youths, so that when a youth needs a full-time job to support himself, he will have the experience and skills to make his work valuable to an employer.

Another student, **Carolyn Wright**, from Spelman College in Atlanta, participated in the Federal youth program for the past three years. Carolyn points out: "One of the aims of the summer youth program is offering opportunities to young people regardless of race, creed, or nationality. This particular program is geared toward those who have not had the chance or opportunity to work or to show their capabilities. Many businessmen and corporations seem to believe that youths are lazy and have no desire to work diligently. I believe HUD's summer youth program is trying to de-mythologize this misconception of youths."

"The final objective of the summer program is to give youths certain responsibilities that will develop them into mature, responsible individuals. The variety of job assignments in HUD's Atlanta office included filing, xeroxing, typing trip reservations, and many other responsible assignments." She continued, "I strongly feel that young people will gain a wealth of experience in many fields along with established work habits and skills they will need as they seek full-time jobs."

HUD's Atlanta Program

The HUD summer program in Atlanta tried to go beyond just giving disadvantaged youths work assignments to fill an 8-hour day. During the 1970 program, under the direction of **H. Brian Highfill**, the HUD youth coordinator, many extracurricular activities were organized. During one of the activities, a weekly two-hour training meeting, prominent individuals from many fields appeared as guest speakers. Films were shown and occasionally "rap sessions" took place in which the youth workers exchanged views and suggestions on their training program. Several classes were offered, including beginning and



Judy Rease, a junior from Archer High School in Atlanta receives personalized guidance from Federal counselor H. Brian Highfill. Twenty-seven young persons from low-income families also received the same individualized attention.

refresher typing courses, speed reading, and personality development. Individual counseling interviews, conducted weekly for an hour, gave summer youth workers an opportunity to converse on any topic with the youth coordinator.

Field trips were taken every two weeks to such places as the Life Insurance Company of Georgia, General Motor's Corporation, Western Electric Company, C and S Bank in Atlanta, Fort McPherson, Eastern Airlines, Dobbins Air Force Base, Lockheed Corporation, and Cape Kennedy, Fla. These gave each youth a chance to find out about careers with industry in addition to stimulating the youth worker's interest and providing cultural enrichment.

Recreation activities were also provided. Through the cooperation of the Jewish Community Center in Atlanta, swimming facilities were available free for the youth workers. To foster a better relationship between people with different cultural backgrounds, a weekend exchange program provided an opportunity for a summer program participant and the child of an affluent Atlanta family to exchange places for a weekend. The youths who participated in this program were treated as members of the family. This summer, most of these programs were continued. In addition, trips to cultural events such as concerts and plays were started.

Mixed Feelings

Despite its unquestioned advantages, there are mixed feelings about the summer youth program. **Charles N. Straub**, HUD Deputy Assistant Regional Administrator for Model Cities in Atlanta, whose office has employed



Continually on the go, the YOC workers tour a large Atlanta industry. They quickly learned that speed, efficiency, and promptness were qualities expected by both other employers and the Federal Government.

summer aides since the program began, says, "The concept of the program is excellent. It gives summer workers a chance to be exposed to job environment and teaches them what to expect in the business world. Through work experiences within the summer program, they become mature and responsible citizens able to handle most situations tactfully. But most employers don't understand or use this program correctly. Some supervisors do not accept their responsibility to provide summer workers with a stimulating atmosphere. All supervisors should be prepared to offer understanding for a better relationship with the summer workers."

Youths are willing to work and some businessmen are committed to hiring them, but job seekers have been increasing while job openings decrease. Most youths are not concerned with the reasons why there are no job openings; they are distressed because there are so few summer jobs in which they can gain valuable work experiences in preparing for meaningful futures.

Program Reevaluation

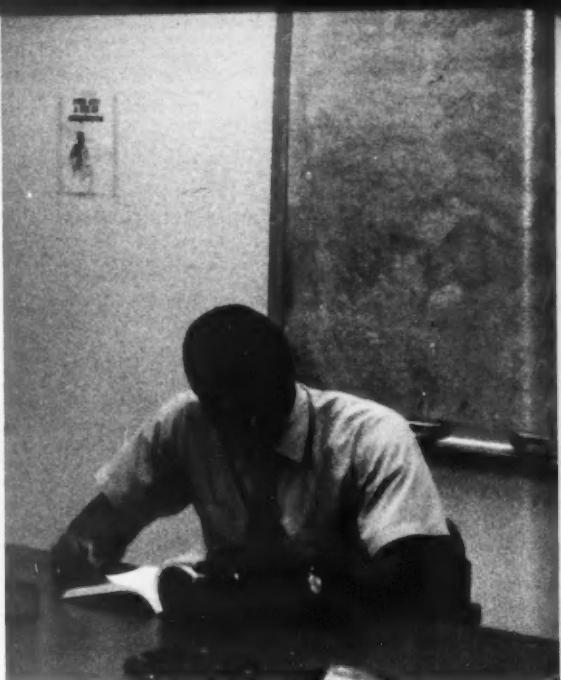
This summer's Youth Opportunity Council coordinator, Sharon Cross, believes that these conditions have improved. "The supervisors have expressed a desire to give the students useful tasks that do not waste their talents," she says. "And the workers seem satisfied with their office placement, feeling useful and helpful. I think the program is working too in exposing the students to more than just office work."

Jo Ann Green, 22, of Atlanta has participated for 3 years in the Youth Opportunity Corps (YOC) of HUD.



Seventeen-year-old Vincent Evans is up to his waist in machinery. The Atlanta HUD program not only provided Vincent with a job and money but also frequent personalized counseling sessions.

vets get a chance in HUD



Training in housing procedures, property appraisal, and analysis of loan applications are the primary subjects Ray Johnson studies while working as a trainee in Project Fair Chance.

... a new opportunity to prove myself.

... proves its name by giving students a fair chance to succeed in a freely chosen field...

... a well-planned program and a great opportunity for veterans...

Every month thousands of Vietnam veterans are released from active duty to re-enter the civilian world. Among the many problems of readjustment facing them, their most immediate concern is finding a steady job—to provide a way to support themselves and, more often than not, a growing family. Confronted with such obstacles as disadvantaged background, lack of education and language barriers, the task of finding a job is often insurmountable. In addition one veteran states, "Many employers regard a veteran as a person just coming out of jail."

HUD's Role

HUD plays an important role in solving this problem by helping many veterans obtain employment through Project Fair Chance and the Housing Aide program—both designed to provide jobs for the disadvantaged. In a recent HUD survey, it was found that more than 80 percent of all employees in Project Fair Chance are Vietnam veterans. These men and women were recently asked to describe their new careers, their attitudes toward HUD, and the many changes

that have taken place in their lives since leaving the service. Their "success" stories clearly point up the many obstacles they were forced to overcome in the transition to civilian life.

For example, Charles E. Lee, a Project Fair Chance trainee in Jackson, Miss., relates:

"After returning from overseas I had to adjust to civilian life and a family all over again. While I was away, my wife gave birth to a baby boy, who greatly influenced and gave new meaning to my life. It was now time to acquire a new job, get settled, and become a father. I wanted a job that would be a challenge as well as offer me something to look forward to and secure a future for my family. I had heard of Project Fair Chance while in the service and found that this organization offered what I needed."

The purpose of Project Fair Chance is two-fold. First, it attempts to train persons from educationally, culturally, or economically deprived backgrounds in order to prepare them for the second phase of technical training offered by HUD, the Housing Aide program. Second, Project Fair Chance is designed to raise the academic level of the trainees to the junior college level in order to help them qualify for progressively responsible positions.

To carry out these goals, trainees are given a series of diagnostic tests upon entry into the

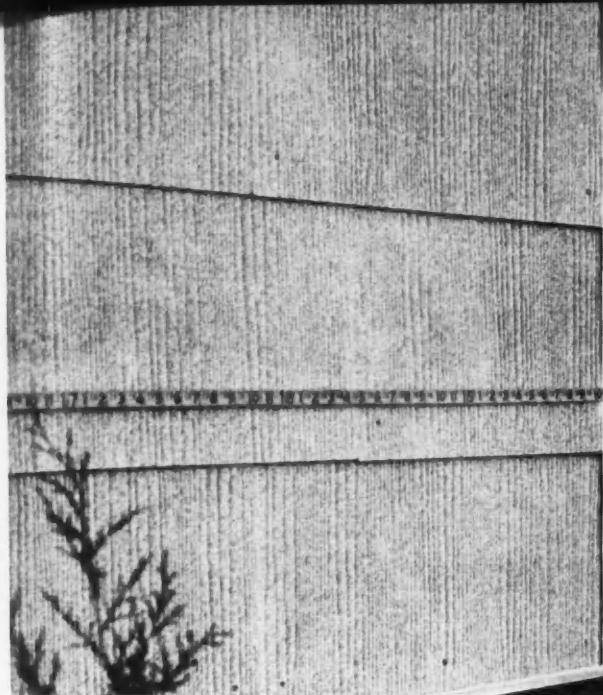
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Dan Escamilla, in his second year in Project Fair Chance at the Oklahoma City Insuring Office, hopes to become a professional appraiser with HUD.

program. Once admitted, the HUD-FHA Insuring and Area Offices become their classroom, and the trainees are instructed in language, arithmetic, and analytical reasoning. In addition the trainees receive instruction in HUD terminology, work flow patterns, and HUD-FHA forms. Not only are they expected to learn how to fill out and process FHA forms, but they are also expected to familiarize themselves with work done in each functional area of a field office and understand how they relate to each other and to the HUD mission.

These training opportunities are of key importance to **Ray Johnson** of the Newark Area Office. Throughout his tour with the military, he never lost sight of his goal to attain a college education. Wherever he was stationed, he used his free time to complete courses toward a college degree; for example, at Goose Bay, Labrador, Ray acquired six units from the University of Maryland Extension School.

After completing his tour of duty, Ray passed the Federal Office Assistant Test and was accepted into the HUD Fair Chance program. His first year was spent in Little Rock, Ark., where he received extensive training in housing procedures, learning to appraise property, analyze construction specifications and blueprints, and examine loan applications. Now in his second year of the program as a Housing Aide in Newark, N.J., Ray equates his training to the experience of attend-

ing college, but with "the added advantages of travel and salary." Even more important to Ray is the opportunity to attend college in the evenings to obtain his degree.

Dan Escamilla has also taken advantage of the educational opportunities offered by Project Fair Chance. Four months after starting with HUD, Dan completed a basic course in Residential Construction and a course in first-year college English at San Antonio College in Texas. Now in his second year in Project Fair Chance, Dan has moved up to phase two of the program and is serving as a Housing Aide in the Oklahoma City, Okla., Area Office. Through his training in the functions of the Insuring Office, Dan plans to become a professional appraiser with HUD.

How It Works

Day-to-day administration of Fair Chance is the responsibility of the Regional Office. Work study areas, as well as classroom facilities complete with blackboard, easels, and desks are provided. In addition, a Training Advisor, a HUD official with experience in education, is appointed to plan and coordinate the trainee's program.

Ernest Worsham, of the Richmond, Va. Insuring Office, feels that this educational training provided by the Regional Office will be a key factor in helping him move up the career ladder. Most returning veterans find the immediate pros-



Rae Ann Uria Served in the Air Force before joining Project Fair Chance.

pects for a challenging career-oriented job somewhat bleak. The supply of labor exceeds the number of job opportunities, forcing many veterans to accept temporary unskilled employment. Ernest held a number of such jobs following a two-year stint in the Army before he learned of HUD's Fair Chance program. He contacted the Richmond Office and, after a series of interviews, was selected for the Fair Chance program. He says:

"This program enables a veteran to readily make up his mind about what to do in making the adjustment to civilian life. Since this project affords both training and a salary, it is an excellent opportunity for a veteran. I feel that Project Fair Chance will be a success not only because of the growing need of modern housing but also because it allows apprentices to advance at their own pace and still feel secure in employment."

Who The Trainees Are

Candidates for the Project Fair Chance program are primarily disadvantaged persons from low-income families. They are recruited from seven primary sources: the League of United Latin American Citizens (LULAC), NAACP, Urban League, Mexican American Movement, Local Community Action groups, ghetto leaders, and Vietnam veterans. They are screened by the Regional Office, and if admitted, enter at the GS-3

level, or \$5,524 a year. Project Fair Chance is phase one of HUD's employment programs. Once completed, trainees move into phase two: the Housing Aide Program, offering a higher salary and additional opportunity for advancement.

Of all the benefits of Project Fair Chance—educational improvement, employment with a steady income, opportunity for advancement—Rae Ann Uria of the Sacramento Insuring Office finds the program's main value in the meaning it has added to her life. Rae Ann experienced many disappointments in her search for employment after graduating from high school. She soon became disillusioned and decided to join the Air Force. She says, "I literally could not find a job in even a car wash. Is there any wonder why I joined the service?" Unfortunately, the opportunities offered her in the service did not match her desire for challenging work. She left the Air Force and studied data processing at a local business college. Still eager for employment, Rae Ann applied for a position in the Fair Chance program. She finds her new career...

"...a new opportunity to improve myself and have a chance to choose the field I would like to center my career around. Nothing is predetermined here and I only wish all veterans could be aware of such a program. It makes a person want to live to see tomorrow." ☺

lines & numbers

State and local taxes continue to climb

Taxes collected by State and local governments totaled \$91.6 billion during 1970, reflecting an increase of \$8.8 billion or 10.6% over 1969, and a 43% increase since 1967. The 1970 total breaks out to \$49.2 billion to the States and \$42.4 billion to local governments. State collections rose 48% since 1967 and local government collections increased by 37%.

The volume and incidence of these taxes are of current significance as the General Revenue Sharing Legislation now before the Congress provides for direct allocation of Federal funds to States, and in turn to localities under a statutory formula based primarily on population and taxing effort.

Property taxes continue to dominate the State and local tax picture

State and locally imposed property taxes collected during 1970 totaled \$37.5 billion or 41% of total non-federal tax revenues. This total represents an 11.8% increase over 1969 and a 35% increase since 1967. All property taxes are not imposed by local governments. State property taxes make up a significant part of the collections in certain counties in Alabama, Arizona, Kentucky, Louisiana, New Mexico, and Washington.

The continued reliance of local governments on the property tax as the major source of revenue has generated much controversy, particularly in those cities that have lost considerable property tax revenue with the flight of middle and upper income families to the suburbs. This loss of revenue is one of the many factors which has resulted in the development of the Community Development Special Revenue Sharing legislative proposal.

The following table presents a comparison of per capita property tax collections within the 10 most populous Standard Metropolitan Statistical Areas (SMSA's). The central cities or central city counties are compared to the county with the next largest population within the SMSA.

Property Tax Collections in Selected Standard Metropolitan Statistical Areas
12 Months Ended December 1970

SMSA	City/County	Per Capita Property Tax Collection		
			County	
New York	New York City	\$246	Nassau	\$436
Los Angeles	N.A.*		N.A.*	
Chicago	Cook County	171	DuPage	249
Philadelphia	Philadelphia City	107	Montgomery	213
Detroit	Wayne County	213	Oakland	249
Boston	Suffolk County	383	Middlesex	313
San Francisco-Oakland	San Francisco City	379	Contra Costa	350
	Alameda County (Oakland)	300		
Washington, D.C.	Washington, D.C.	160	Prince Georges	184
Pittsburgh	Allegheny County	172	Westmoreland	92
St. Louis	St. Louis City	141	St. Louis	217

*N.A.—Not applicable, SMSA includes only Los Angeles County.

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